

**City of Greensboro Planning Department
Zoning Staff Report
January 10, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: J
Location: North and west of McKnight Mill Road north of the terminus of Desmond Drive and Chicory Lane

Applicant: Clay Redding
Owner: Springdale Development

From: County RS-30-MH & AG
To: CD-RM-8

Conditions: 1) Uses shall be limited to all single family detached or attached residential uses permitted under the RM-8 zoning district.
2) No building shall exceed 2 stories in height as viewed from the front.

SITE INFORMATION	
Max. Developable Units & Density	180
Net Density of Developable Land	180
Existing Land Use	Undeveloped
Acreage	22.51
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential (6-12 d.u./acre)
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	Co. AG
<i>South</i>	Rural Residential	Co. AG / RS-30-MH
<i>East</i>	Undeveloped	Co. RS-30 / AG
<i>West</i>	Mobile Home Park	Co. RM-12- MH

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

DIFFERENCES BETWEEN AG & RS-30-MH (EXISTING) AND CD-RM-8 (PROPOSED) ZONING DISTRICTS
<p>AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.</p> <p>RS-30-MH: Primarily intended to accommodate low density single family detached dwellings on large lots in areas (outside of water supply watersheds and the 60 DNL airport noise contour) without access to public water and sewer services. The overall gross density will typically be 1.3 units per acre or less. This zoning classification includes a Manufactured Housing Overlay District which establishes regulations governing the development of manufactured housing on individual lots.</p> <p>CD-RM-8: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less. See conditions for restrictions proposed for this property.</p>

TRANSPORTATION	
Street Classification	McKnight Mill Road – Minor Thoroughfare, Desmond Drive – Local Street.
Site Access	Access to property provided via street stubs/connections.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	No.
Traffic Impact Study	No, not required per TIS Ordinance.
Street Connectivity	Street connections will be required to the north and the south of this development. If physically possible, connectivity will be required to the south, both via Desmond Drive and Chickory Lane.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, North Buffalo Creek
Floodplains	None
Streams	Main channel bordering eastern property line requires a 50' buffer on each side measured from top of bank, top of steep slope, or edge of contiguous wetlands (whichever produces a greater buffer). The first 15' of the buffer is undisturbed and the next 35' can have no occupied structures and a maximum of 50% BUA. There are also 3 other unclassified channels and a pond on the site. If perennial, they require the same buffer as the main channel.
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	50' buffer per stormwater requirements
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 4G.1: Promote compact development.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre: This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: This property is designated as Residential (Single Family) on the Future Land Use Map of the Guilford County Northeast Area Plan.

STAFF COMMENTS

Planning: At its December 15, 2004 meeting, the Greensboro Planning Board voted unanimously to recommend annexation of this property.

On its north and east sides, this property abuts a larger satellite annexation that will become effective at the end of January. The approved original zoning for that tract is Conditional District – RS-5 for single family detached residential uses. It also is near another satellite annexation to the southwest that became effective on November 30, 2004. The original zoning for that property is Conditional District – RM-8 for all single family detached or attached residential uses.

The higher density Oakwood Forest Mobile Home Park abuts this property on the west side. This property is zoned RM-12-MH by the County.

The property is in Tier One (Current Growth Area) and is classified as Moderate Residential (6 to 12 dwelling units/acre) on the Generalized Future Land Use Map.

It is now occupied only by two manufactured dwellings (mobile homes), probably vacant, and some abandoned farm buildings.

Development of housing on the previously-approved annexations will involve extension of water and sewer lines to this property.

The provision of other City services would be comparable to their provision to the previous satellite annexations nearby.

It appears that there is a drainageway crossing this site that is depicted on the City's "Drainageway and Open Space" map. When this site is subdivided, the Subdivision Ordinance would require the dedication of those areas to the City of Greensboro as drainageway and open space. The width of the dedication along that drainageway will depend on the size of the pipe it would take to cross said drainageway. If a crossing would require a 66-inch or greater pipe, the required dedication would include the land between the natural one-hundred-year flood contour lines as determined by the City. That area may be reduced in width by filling provided that a minimum average width of two hundred feet is maintained, a minimum width of one hundred feet is maintained at the narrowest point, no fill is placed within a designated floodway, and no slope greater than three to one is created. Article VII, Section 27-22 Stormwater management control requirements, and federal wetlands regulations will prohibit or restrict fill placement in certain locations. If the crossing would require a pipe smaller than 66-inches the minimum average width would be sixty feet.

This tract is located in the US 29 growth corridor between the recently announced redevelopment of Carolina Circle Mall and the Reedy Fork planned unit development.

The CD-RM-8 original zoning classification is consistent with the Moderate Residential land use designation on the Generalized Future Land Use Map. This proposal provides the potential for mixed housing types within the development. It will help contribute to the mix of residential uses in an existing extended neighborhood that consists of concentrated manufactured dwellings and low density single family lots, in addition to the recent original zoning request that have recently been approved and are described above. Furthermore, it meets Connections 2025 policies for compact development and the provision of affordable housing opportunities.

GDOT: No additional comments.

Water Resources: Site may potentially have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to construction.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval. The original zoning classification is supported by the Generalized Future Land Use Map; however, there are street access and connectivity issues that are unresolved since not enough information is available to permit their resolution.